

विकास नियंत्रण नियमावली - नागपूर

नियमात बदल करणे व नविन नियम अंतर्भूत करण्यासाठी...

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ३७(२) अन्वयेचा मंजूर फेरबदल..

महाराष्ट्र शासन

नगर विकास विभाग,

शासन निर्णय क्र.टिपीएस-१००४/२४०३/प्र.क्र.१४४/०४/नवि-९,

मंत्रालय, मुंबई : ४०० ०३२,

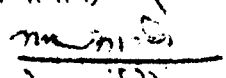
दिनांक : ०५ एप्रिल, २००५.

पहा:- १) आयुक्त, नागपूर महानगरपालिका यांचे क्र. मनपाना/नरवि/फेरबदल-९/१८९९, दिनांक ४.१०.२००४ चे पत्र...

२) संचालक नगर रचना, यांचे क्र. वि.यो.नागपूर/विनिनि/कलम-३७/टोपीव्ही-१/४५८, दिनांक २७.१.२००५.

शासन निर्णय :- सोबतची अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,


(मनोहर भारगवे)
कार्यासन अधिकारी

प्रति,

- १) विभागीय आयुक्त, नागपूर विभाग, नागपूर,
- २) आयुक्त, नागपूर महानगरपालिका, नागपूर.
- ३) संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.
- ४) जिल्हाधिकारी, नागपूर.
- ५) उपसंचालक, नगररचना, नागपूर विभाग, नागपूर,
- ६) सहायक संचालक नगर रचना, नागपूर शाखा, नागपूर.
- ७) व्यवस्थापक, शासकीय मुद्रणालय, नागपूर

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात भाग-१ नागपूर विभागीय पुरवणीमध्ये प्रसिध्द करून त्याच्या १० प्रती या विभागास व १० प्रती संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.)

कक्ष अधिकारी, नवि-३ यांना विनंती करण्यात येते की, सदर अधिसूचना विभागाच्या वेब साईटवर ठेवावी.

- १) निवडनस्ती (कार्यासन नवि-९)

NOTIFICATION

**Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai 400 032.**

Dated 4th April, 2005.

**Maharashtra
Regional &
Town Planning
Act 1966**

No. TPS-1104/ 2515/ CR-10/ 2005/ UD-9:-
Whereas, the Development Control Regulation for Nagpur City (hereinafter referred to as "the said DCR") for the area within the jurisdiction of Nagpur Municipal Corporation (hereinafter referred to as the "said Corporation") has been sanctioned by the Government, Urban Development Department vide Resolution No. TPS 2400/1684/CR-192/2000/UD-9, dated 31st March, 2001;

And whereas, Nagpur Municipal Corporation is declared as Planning Authority vide Government Notification No. TPS 2401/855/CR-76/UD-9, date 27th February, 2002 for the area within the jurisdiction of the said Corporation excluding the area covered under seven schemes of Nagpur Improvement Trust;

And whereas, Nagpur Municipal Corporation has initiated the proposal for modification and incorporation of some new regulations in the said DCR (hereinafter referred to as "the said modification") under section 37 of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act");

And whereas, the said Corporation has completed all legal procedure and submitted the same to Government for sanction on dated 4/10/04;

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Government is satisfied that sanction should be given with some changes to the said modifications, excluding Regulation No.11.3 and Regulation No. 13.3.1.3(5)(i);

Now therefore, in exercise of the powers conferred under sub-section (2) of section 37 of the said Act, and of all other powers enabling it in that behalf, Govt. finds it necessary to sanction the said

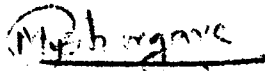
modification with some changes and for that purpose amends the above referred notification dated 31/3/2001, by adding following new entry in the schedule of modifications appended to the notification sanctioning the said DCR -

"Sanctions the said modifications to the said DCR as specified in the schedule appended hereto".

Note:-

- 1) A copy of aforesaid sanctioned modification to DCR is available for public inspection in the part plan of aforesaid sanctioned modification is available for public inspection in the office of the Nashik Municipal Corporation during office hours on all working days for the period of one month.
- 2) This notification is also available on Government web side at www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,


(Manohar Bhargave)
Section Officer.

SCHEDULE OF MODIFICATIONS

1) Following new regulations shall be added in said DCR:

- i) **Regulation No.11.3:-** No objection Certificate from the concerned Railway Authority shall be insisted before granting development permission within the 30 mt. distance from Railway boundary.
- ii) **Regulation No.N-3:-** Marginal spaces as approved by Govt./NIT/NMC for layouts sanctioned prior to coming into force of Development Control Regulations, 2000 for Nagpur City, may be adopted for granting building permissions on the plots out of such layouts.
- iii) **Regulation No.P-35:-** Special provisions for installation of Solar Water heating System.- The special provision for installation of solar water heating system shall be as specified in Appendix 's', appended hereto.
- iv) **Regulation No.36:-** Provision of facilities for Handicapped Persons - Provision of facilities for Handicapped Persons shall be provided as specified in Appendix 'T', appended hereto.

2) The following shall be added after regulation No. 13.8:-

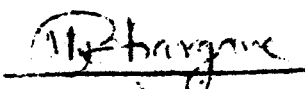
Such 5% of the total area, may be used for construction of "Public Amenities Center" accommodating shops for basic amenities like vegetable stall, laundry, bank, florist shop, STD/PCO, photocopying center etc. if the Commissioner, Nagpur Municipal Corporation/the Chairman, Nagpur Improvement Trust is satisfied that, in the said area such amenities are necessary.

3) The following provision shall be added after existing provision of regulation No. 17.9.3:-

"Where the parking area is provided on the portion of the ground floor, then height of such parking area may be maintained as per floor height of the construction on remaining portion of the ground floor".

4) The following shall be added in Regulation No. N-2.7(c):-

The words "or purely residential user" shall be inserted after the words "2.00 for Commercial-cum-Residential user".


(Manohar Bhargave)
Desk Officer.

APPENDIX 'S'
(Regulation No.35)

Special Provisions; for installation of Water Heating Systems.

Solar Water Heating System should be installed in the building for Hospitals, Hotels, Guest House, Police Men/Army Barracks, Canteens, Laboratories and Research Institutions, Hospitals of Schools and Colleges and other Institutions.

1. The solar water heating systems should be mandatory in the hospitals and hotels, where the hot water requirement is of continuous nature. In these buildings, the system must be provided with auxiliary back-up.
2. The use of solar water heating system is recommended in the following type of buildings in Government/Semi-Government and Institutional buildings where the hot water requirement may not be continuous/permanent:-

- (1) Guest House.
- (2) Police men/Army barracks.
- (3) Canteens.
- (4) Laboratory and Research Institutions where hot water is needed.
- (5) Hostels, Schools, Colleges and Other Institutes.

The installation of the electrical backup in all such water heating systems shall be optional depending on the nature of requirement of hot water.

It is suggested that solar water heating systems of the capacity of about 100 liters per day on thermosyphon with necessary electrical back-up be installed at residential buildings like hostels.

In order to facilitate the installation of the solar water heating systems, the new buildings of aforesaid types shall have the following provisions:-

- (1) All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system.
- (2) The roof loading adopted in the design of such building should be at least 50 kg. Per sq.mt. for the installation of solar water heating system.
- (3) Solar water heating can also be integrated with the building design. These can either be put on the parapet or could be integrated with the south facing vertical wall of the building. The best inclination of the Collector for regular use throughout the year is equal to the local latitude of the place. The Collector should be facing south. However,

for only winter use, the optimum inclination of the Collector would be (latitude + 15 degrees of the south).

- (4) All the new buildings of aforesaid types to be constructed shall have an installed hot water line from the roof top and also insulated distribution pipelines to each of the points where hot water is required in the building.
- (5) The capacity of the solar water heating system to be installed on the building shall be described on the basis of the average occupancy of the buildings. The norms for hospitals, hotels and other functional buildings are given below:-

Sr.No.	Type of Buildings	Per capita capacity recommended (litres per day).
1	Hospitals	100
2	Hotels	150
3	Hostels & other such buildings	25
4	Canteen	As required
5	Laboratory & Research Institutions.	As required

- (6) An open area of 3 sq.mt. would be required for installation of a Collector which supplies about 100 liters of water per day. At least 60 per cent of the roof area may be utilised for installation of the system.
- (7) The specification for the solar water heating system laid down by the Ministry of Non-Conventional Energy Sources can be followed. Flat plate Collector conforming to IS No. 12933 shall be used in all such solar water heating systems.

Note-1:- The Commissioner may add to the list of buildings mentioned above on which installation of solar water heating system can be made mandatory.

Note-2:- The Commissioner may insist on installation of Collectors on the terraces of the buildings for harnessing solar energy for purposes other than water heating as well.

APPENDIX -T
(Regulation No.36)

Model building bye-laws to provide facilities for physically handicapped persons.

1. DEFINITIONS:

- 1.1 Non-ambulatory Disabilities:-** Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs.
- 1.2 Semi-ambulatory Disabilities:-** Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arbritics, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.
- 1.3 Hearing Disabilities:-** Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 1.4 Sight Disabilities:-** Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 1.5 Wheel Chair:-** Chair used by Disabled people for mobility. The standard size at wheel chair shall be taken as 1050 mm. X 750 mm.

2. SCOPE:

These bye laws are applicable to all existing and proposed buildings and facilities used by the public.

3. SITE DEVELOPMENT:

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

- 3.1 Access path/walk way:-** Access path from plot entry and surface parking to building entrance shall be of minimum of 1800 mm. wide having even surface without any slope. Slope if any shall not have gradient greater than 5%. Finishes shall have a no slip surface with a texture traversable by a wheel chair. Curbs wherever provided shall blend to a common level.
- 3.2 Parking:-** For parking of vehicles of handicapped people, the following provisions shall be made:-
 - a) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 mt. from building entrance.
 - b) The width of parking bay shall be minimum 3.60 mt.
 - c) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

4. Building Requirements: The specified facilities for the buildings for physically handicapped persons shall be as follows:-

1. Approach to plinth level.
2. Corridor connecting the entrance/exit for the handicapped.
3. Stairways.
4. Lift.
5. Toilet.
6. Drinking Water.

3.1.1. Approach to Plinth Level:- Every building should have atleast one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

3.1.2. Ramped Approach:- Ramp shall be finished with no slip material to enter the building. Minimum width of ramp shall be 1800 mm. With maximum gradient 1:12. Length of ramp shall not exceed 9.0 mt. Having 800 mm. High hand rail on both sides extending 300 mm. Beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

3.1.3. Stepped Approach:- For stepped approach size of tread shall not be less than 300 mm. And maximum riser shall be 150 mm. Provision of 800 mm. High hand rail on both sides of the stepped approach similar to the ramped approach.

3.1.4. Exit/Entrance Door:- Minimum clear opening of the entrance door shall be 900 mm. And it shall not be provided with a step that obstructed the passage of wheel chair user. Threshold shall not be raised more than 12 mm.

3.1.5. Entrance Landing:- Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 x 2000 mm. Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

4.2 Corridor Connecting the Entrance/Exit for the Handicapped:- The corridor connecting the outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:-

- (a) The minimum width shall be 1500 mm.
- (b) In case there is a difference of level slope ways shall be provided with a slope of 1:12.
- (c) Hand rails shall be provided for ramps/slope ways.
- (d) Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.

4.3 Stair Ways:- One of the stair-ways near the entrance/exist for the handicapped shall have the following provisions:-

- (a) The minimum width shall be 1350 mm.
- (b) Height of the riser shall not be more than 150 mm. And width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- (c) Maximum number of risers on a flight shall be limited to 12.
- (d) Hand rails shall be provided on both sides and shall extend 300 mm. On both sides and shall extend 300 mm. On the top and bottom of each flight of steps.

4.4 Lifts:- Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions:

Clear internal depth : 1100 mm.
Clear internal width : 2000 mm.
Entrance door width : 900 mm.

- (a) A hand rail not less than 600 mm. Long at 1000 mm. Above floor level shall be fixed adjacent to the control panel. Also, switch control shall be at an operating height equal to that of hand rails.
- (b) The lift lobby shall be of an inside measurement of 1800 x 1800 mm. or more.
- (c) The time of an automatically closing door should be minimum 5 second and the closing speed should not exceed 0.25 M/sec.
- (d) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exist is either open or closed.

4.5 Toilets:- One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped:-

- (a) The minimum size shall be 1500 x 1750 mm.
- (b) Minimum clear opening of the door shall be 900 mm. and the door shall swing out.
- (c) Suitable arrangement of vertical/horizontal handrails with 50 mm. Clearance from wall shall be made in the toilet.
- (d) The W.C. seat shall be 500 mm. from the floor.

4.6 Drinking Water:- Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

4.7 Designing for Children:- In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrail and others fittings and fixtures etc.

EXPLANATORY NOTES

Guiding/Warning Floor Material:

The floor material to guide or to warn the visually impaired persons with a change of color or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding /warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:

- a) The access path to the building and to the parking area.
- b) The landing lobby towards the information board, reception, lifts, stair cases and toilets.
- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing ion level or beginning/end of ramp.
- e) Immediately in front of an entrance/exit and the landing.

Proper Signage:

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision. Whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm. high). For visually impaired persons, information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any producing sign which creates obstruction in walking. Public address System may also be provided in busy public areas.

The symbols/information's should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol mark for wheel chair be installed at the lift toilet, staircase, parking areas etc. that have been provided for the handicapped.